



Long-Range Capital Planning Commission

Hybrid Special Meeting

Oklahoma State Capitol Building,

Senate Conference Room 4S.9 (419-C)

2300 N Lincoln Blvd, Oklahoma City, OK 73105

WebEx Platform

Thursday, April 22, 2021, 1:00 p.m.

AGENDA

This hybrid special board meeting is being held consistent with the amendments to the Open Meeting Act, 25 O.S. 2011, § 301 et seq, signed into law by Governor Stitt on Wednesday, February 10, 2021, SB1031, 2021 O.S.L. 1, § 1

Public Link to access meeting:

<https://omes.webex.com/omes/onstage/g.php?MTID=edb618a36cd5f6eeda9601d2aa8fb824e>

Event Password: LRCPC

Call-in information: US TOLL +1-415-655-0001

Access code: 187 468 5546

The Notice of this virtual Special Meeting was filed with the Secretary of State's Office on April 14, 2021. Notice/final agenda was posted on April 21, 2021, at 11:00 a.m., at the West entrance of the Will Rogers Building, at 2401 N. Lincoln Blvd., Oklahoma City, 73105 and on the website of the OMES/Capitol Preservation Commission.

<https://www.sos.ok.gov/meetings/notices/000314/0525082104141301.htm>

The Commission may discuss, vote to approve, vote to disapprove, vote to amend, vote to table, change the sequence of any agenda item, or vote to strike or not discuss any agenda item.

The following Commission members have the option to participate in person or remotely using the WebEx videoconference platform:

- Joshua Cruzan, Governor Appointee [*appearing in person*]
- Kirkland Hall, Governor Appointee [*appearing in person*]
- Travis Mason, Governor Appointee [*appearing in person*]
- Gary Hamer, Pro Tempore Appointee [*appearing remotely*]
- Mark Selvidge, Pro Tempore Appointee [*appearing remotely*]
- Brandon Ersteniuk, Pro Tempore Appointee [*appearing in person*]

If any of the above-listed Commission members loses videoconference communication during the meeting, he or she will attempt to rejoin and participate by teleconference.

In the event electronic communications are lost or compromised during the meeting, the OMES virtual meetings staff will attempt to restore communications for a maximum of 15 minutes. If unable to restore communications the meeting will be adjourned.

AGENDA ITEMS

1. Call to order and confirmation of a quorum. [Kirkland Hall, Chair]
2. Approval of minutes from the November 19, 2020 Commission meeting. [Chair]
3. Discussion and possible action to approve the transfer of state-owned property. [Melissa Milburn]

OMES requests the approval of the Long-Range Capital Planning Commission for the transfer of the following properties:

1. Building and Annex, located at 2409 N. Kelley, Oklahoma City, Oklahoma County, Oklahoma.
 - a. The property is owned by the Oklahoma Department of Human Services (DHS).
 - b. The property consists of a commercial building with annex, comprising approximately 87,741 square feet, MOL. It is located on 2.20 acres, MOL.
 - c. The property will be transferred through Interlocal Agreement for the current appraised value of the property or sold through sealed bid auction for no less than 90% of the appraised value.
 - d. Proceeds will be deposited in the Maintenance of State Building Revolving Fund and the funds utilized to offset the costs of the DHS Service First Initiative.
2. Building located at 1603 East Kirk, Hugo, Choctaw County, Oklahoma.
 - a. The property is owned by DHS.
 - b. The property consists of a commercial building, comprising approximately 10,000 square feet, MOL. It is located on 1.58 acres, MOL.
 - c. The property will be transferred through Interlocal Agreement for the current appraised value of the property or sold through sealed bid auction for no less than 90% of the appraised value.
 - d. Proceeds will be deposited in the Maintenance of State Building Revolving Fund and the funds utilized to offset the costs of the DHS Service First Initiative.
3. Building located at 901 N. Lottie, Oklahoma City, Oklahoma County, Oklahoma.
 - a. The property is owned by DHS.
 - b. The property consists of a commercial building, comprising approximately 14,556 square feet, MOL. It is located on 5.03 acres, MOL.
 - c. The property will be transferred through Interlocal Agreement for the current appraised value of the property or sold through sealed bid auction for no less than 90% of the appraised value.

- d. Proceeds will be deposited in the Maintenance of State Building Revolving Fund and the funds utilized to offset the costs of the DHS Service First Initiative.
4. Building located at 1110 N.E. 12th Street, Oklahoma City, Oklahoma.
 - a. The property is owned by DHS.
 - b. The property consists of a commercial building, comprising approximately 47,428 square feet, MOL. It is located on 1.89 acres, MOL.
 - c. The property will be transferred through Interlocal Agreement for the current appraised value of the property or sold through sealed bid auction for no less than 90% of the appraised value.
 - d. Proceeds will be deposited in the Maintenance of State Building Revolving Fund and the funds utilized to offset the costs of the DHS Service First Initiative.
5. Grand River Dam Authority and Mr. Jerry Fowler, property exchange, Delaware County, Oklahoma.
 - a. The properties to be exchanged are owned by the Grand River Dam Authority and Mr. Jerry Fowler.
 - b. The properties are currently undeveloped.
 - c. GRDA would like to exchange property with Mr. Jerry Fowler by Quitclaim deed as needed for their substation. Mr. Fowler's property is adjacent to the GRDA Highway 412 Substation.
 - d. The transfer will not generate any proceeds.
4. Real Estate Portfolio Strategy. [Dow Hughes and Brian Carroll, JLL, Senior Vice President - Public Institutions]
5. Updates and Discussion. (discussion limited to agenda items and 3 minutes in duration)
6. Adjournment.

Materials provided to members of the Board or shared electronically between members of the Board may be accessed here:

<https://oklahoma.gov/omes/boards-commissions/long-range-capital-planning-commission.html>

Next meeting: June 24, 2021 at 1:00 p.m.

LONG-RANGE CAPITAL PLANNING COMMISSION
SPECIAL MEETING
Nov. 19, 2020, 1:00 p.m.
OMES IS Data Center
3115 N. Lincoln Blvd., Oklahoma City, OK 73105
UNOFFICIAL

A meeting notice was filed with the Secretary of State and an agenda has been posted in accordance with the Open Meeting Act.

MEMBERS PRESENT: Kirkland Hall, CEO and Vice Chairman of Hall Capital
Larry DeWitt, Speaker Appointee
Brandon Ersteniuk, CEO of Ersteniuk Insurance Agency
Gary Hamer, Pro Tempore Appointee
Travis Mason, Director of Commercial Oklahoma

MEMBERS ABSENT: Josh Cruzan, CEO of Rimrock Energy Partners, LLC
Mark Selvidge, Former Public Finance Attorney

GUESTS: Brandy Manek, OMES
Dow Hughes, OMES
Beverly Hicks, OMES Administrative Coordinator
Kimberlee Williams, OMES Legal
Carie Carman, OMES REALS
Jennifer Ramsey, OMES REALS
Jordan Fletcher, OMES
John Gilbert, OMES
Cathy Menefee, OMES
Shelly Paulk, OMES
Hunter Zearley, OK HOR
Gloria Ross, OMES
Jesse Leveritt, OMES
Corbi Jenkins, ODOT
Sieanna Mackiewicz, ODOT

1. Call to order and confirmation of quorum. [Chair]:

Chairman Hall called this special virtual meeting to order at 1:01 p.m. A roll call was taken and a quorum established. A meeting notice was filed with the Secretary of State and agenda posted in accordance with the Open Meeting Act.

2. Approval of minutes from the October 14, 2020 Commission meeting. [Chair]:

Travis Mason moved to approve the meeting minutes of October. Larry DeWitt seconded the motion. The motion passed and the following votes recorded:

Mr. DeWitt, aye; Mr. Ersteniuk, aye; Mr. Hall, aye; Mr. Hamer, aye; Mr. Mason, aye.

3. Discussion and possible action to approve 2021 meeting dates, all at 1:00 p.m. [Chair]

Jan. 14	June 24	Nov. 9
Feb. 25	Sept. 16	
Apr. 22	Oct. 7	

Travis Mason moved to approve. Brandon Ersteniuk seconded the motion. The motion passed and the following votes recorded:

Mr. DeWitt, aye; Mr. Ersteniuk, aye; Mr. Hall, aye; Mr. Hamer, aye; Mr. Mason aye.

4. Discussion and possible action to approve transfers of state-owned property. [Melissa Milburn]

- 1. Vacant land located 900 N. Stiles, immediately south of the Commerce building, Oklahoma City, Oklahoma County:**
 - a. The property was deeded from the Oklahoma Department of Commerce to the Oklahoma Tourism and Recreation Department in 2017 for the purpose of construction of a new building to serve as offices for the Oklahoma Tourism and Recreation Department. A condition of the transfer was the return of the property to Oklahoma Department of Commerce if the new offices were not constructed.**
 - b. The property currently undeveloped.**
 - c. The property will be transferred through Quitclaim Deed from the Oklahoma Tourism and Recreation Department to the Oklahoma Department of Commerce.**
 - d. The transfer will not generate any proceeds.**

Gary Hamer moved to approve items a through d. Travis Mason seconded the motion. The motion passed and the following votes recorded:

Mr. DeWitt, aye; Mr. Ersteniuk, aye; Mr. Hall, aye; Mr. Hamer, aye; Mr. Mason, aye.

5. Overview and discussion on Real Estate Strategy: [Dow Hughes]

Discussion only. No action taken.

6. Presentation on Healthy Workplace – HVAC review. [Brian Sauer, FSB]

Presentation only. No action taken.

7. Presentation of Plan for Strategic Real Property Disposals by the Department of Human Services (DHS). [Cathy Menefee]

Presentation only. No action taken.

8. Discussion and possible action to approve FY 2022-2029 Capital Improvements Plan and

FY 2022 Prioritized List of Capital Request Projects:

Travis Mason moved to approve the capital budget. Larry DeWitt seconded the motion. The motion passed and the following votes recorded:

Mr. DeWitt, aye; Mr. Ersteniuk, aye; Mr. Hall, aye; Mr. Hamer, aye; Mr. Mason, aye.

9. **Updates and Discussion:** None to report.

10. **Adjournment:**

There being no further business, Larry DeWitt made a motion to adjourn. Gary Hamer seconded the motion, the motion carried and the meeting adjourned at 1:52 p.m.



Long-Range Capital Planning Commission

Item XX

April 22, 2021

TO: Long-Range Capital Planning Commission

FROM: Office of Management and Enterprise Services- (OMES)

SUBJECT: Request for Approval for Transfer of State-owned Real Property.

OMES requests the approval of the Long-Range Capital Planning Commission for the transfer of the following properties:

1. Building and Annex, located at 2409 N. Kelley, Oklahoma City, Oklahoma County, Oklahoma.
 - a. The property is owned by the Oklahoma Department of Human Services (DHS).
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 - c. GRDA would like to exchange property with Mr. Jerry Fowler by Quitclaim deed as needed for their substation. Mr. Fowler's property is adjacent to the GRDA Highway 412 Substation.
 - d. The transfer will not generate any proceeds.

Recommended action: OMES recommends approval of the transfer of these properties.